

Motion: Ratify the Consent Calendar of **October 28, 2013**. The Consent Calendar was reviewed by Kirk Gradin.

Action: Poole/Hopkins, 6/0/0. Motion carried. (Gradin absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

Mr. Boughman made the following announcements:

- a) The appeal of 510 N. Salsipuedes Street will be heard by City Council on November 26, 2013, with a site visit on November 25, 2013.
- b) Board members Poole and Cung will be leaving the meeting at 6:00.

E. Subcommittee Reports.

There were no reports.

DISCUSSION ITEM

1. (3:10) AVERAGE UNIT-SIZE DENSITY (AUD) INCENTIVE PROGRAM

Staff: Bettie Weiss, City Planner & Jaime Limón, Design Review Supervisor

(Training on the relationship between Design Review and the Average Unit-Size Density Incentive program. This training will focus on the role of the ABR, key design issues, examples of past projects and standards, and the role of the Planning Commission.)

Presentation made and discussion held.

Board members had the following general questions and comments:

1. The Board supports the approach to have planning staff provide a recommendation to the ABR on when a project should be forwarded to the Planning Commission for comments.
2. Recommends that the 'livability' of units be considered when high density projects are proposed and not just architectural design.
3. Asked about and received confirmation that the lack of open space could be a basis for denial of a project.
4. Asked if other space not used for rental units could be reduced, and at what point is a mixed use project considered too large?
5. Inquired about the maximum height measurement methods when projects exceed 45 feet and are required to get PC approval? What is actually considered 'top of roof'?
6. Asked if outdoor private living space is the same amount regardless of number of units? How is outdoor living space factored in with commercial?

Planning staff provided answers to the questions and thanked Board members for their input.

Planning Commissioner Swartz attended and asked that the Board follow City policy regarding AUD projects regardless of your personal feelings on the subject. The Planning Commission has expressed interest and support of a new review process that would involve PC review of some projects. Asked that they work together to effectively implement the program.

Planning Commissioner Campanella attended and indicated he was looking forward success of the AUD program and wanted to clarify that there are some AUD projects such as for sale (condo) projects would still be in front of the Planning Commission. He pointed out how some of the aspects of the AUD design such as the one space per unit design actually can make the buildings smaller and more compatible for the site. He asked that the Board look at projects carefully to consider trade-offs when considering all design criteria and when it may affect the density for a project.

Planning Commissioner Swartz attended and indicated asked that the Boards follow City policy regardless of your personal feelings on the subject. The Planning Commission has expressed interest and support of a new review process; and asked that they work together to effectively to implement the program.

CONCEPT REVIEW - CONTINUED ITEM

2. RIGHT OF WAY ADJACENT TO 3139 CLIFF

E-1/SD-3**(3:40)**

Assessor's Parcel Number: ROW-002-941
Application Number: MST2013-00117
Applicant: Cable Engineering Services
Owner: City of Santa Barbara
Agent: Peter Hilger

(Proposal to modify an existing microcell antenna site for AT&T. The existing 12-inch panel antennas located on the utility pole in the public right-of-way will be replaced with six larger 4-foot by 12-inch panel antennas on new ten-foot cross arms. The project includes replacement of the existing meter pedestal, new equipment in an existing vault, and new vent stacks.)

(Second review, project last reviewed on August 5, 2013. Action may be taken if sufficient information is provided. Project requires finding of No Visual Impacts and Coastal Review.)

Actual time: 4:17 p.m.

Present: Peter Hilger and Rob Searcy, Agents for Applicant.

Public comment opened at 4:30 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury regarding was received.

Motion: Continued indefinitely to Planning Commission with comments:

- 1) The Board is unable to make the finding for no adverse visual impact.
- 2) The Board would like to see a stronger effort to conceal the project, including the roadside cabinets.
- 3) The Board expressed concerns about the elimination of roadside landscaping.

Action: Wittausch/Gradin, 6/0/1. Motion carried. (Cung supports the project).